

OPERATORS FIGURE ON \$1,500,000 DEALS

Buy Fifth Av. Corner Loft and 3 Apartments in Heights and Dyckman Sections.

Isaac Portman and Edward S. Schwartz, the West Broadway-Leonard Corporation, have purchased from the Sherk Realty and Construction Company the thirteen story and loft building, 40 West 15th street, northeast corner of Sixteenth street, with an "L" on Sixteenth street, 2532. The property was held at \$500,000, and returns about \$115,000 annually in rents. In part payment the buyers gave the six story building at the southwest corner of West Broadway and Leonard street, 12532. Bernard London was the broker.

Mr. Portman and Mr. Schwartz also bought from the same sellers, through Jacob Gompertz, the Grand View, a six story elevator apartment at 889 St. Nicholas avenue, southwest corner of 16th street. The house is laid out with three eight room suites on a floor and fronts 102.3 feet on St. Nicholas avenue and 103 feet on the street, with westerly and southerly lines of 100 and 80.10 feet, respectively. It was held at \$160,000 and returns an annual rental of approximately \$35,000.

Portman & Schwartz have resided at David Warshaw's Bulfinch, a two story two family apartment at 149 and 157 Vermilyea avenue, each on a plot 26x130. Each house is arranged for six families on a floor, and they return an annual rental of about \$25,000. The property was held at \$100,000.

Ladies Home Leased by Doctors.
Harris Vought & Co. leased for Mrs. J. H. Ladew for twenty-one years her four story residence at 513 Madison avenue, northeast corner of Sixty-eighth street, 28x100, to the 33 East Sixty-eighth street corporation, composed of several physicians, who will alter the property into a doctors' office building to be owned cooperatively. The aggregate rental is about \$30,000.

Apartment and Tenement Deals.

Joseph Sherk has purchased from George Zander the Wilford apartment house, 8010, at the southeast corner, near 15th street. The house accommodates thirty-seven families, rents for \$27,000 and was held at \$147,000. The seller bought the property a year ago from Samuel Lehr, Morrison & Schiff represented Mr. Sherk and Samuel Watch, Jr. Mr. Zander, A. DeLudovico was the broker.

Nathan L. Oettinger brokered for James H. Anderson to Arthur W. Neuman and H. Allen Miller the five story apartment at 435 and 437 West Fifty-seventh street, 30x100.

Patrick Toner bought from Anna Peterson, Rebecca M. Clausen and Marie K. Link 105 and 115 East Thirty-third street, four story tenement, 42x100. He owns forty feet on Thirty-second street, abutting. The broker was William J. Conn.

The estate of Lambert S. Quackenbush sold the five story tenement at 108 East Ninety-seventh street, 25x100. Nathan Schwartz was the broker.

Merit Realty Corporation (Maxwell, N. Y.) sold the five story tenement at 223 East 102nd street, 25x100, to a client of Jacob Rubin.

O'Reilly & Rubin sold for J. H. Halloran 1905 and 1907 second avenue, two five story tenements, 25x100 each.

Another Flat for the Heights.

Plans have been filed for a five story apartment house, 75x39.11, at 654 West 187th street for the Grand Construction Company, Inc. G. F. Pellam, architect, estimates the cost at \$150,000.

Buy Swannanoa Apartments.

Bulck Realty Corporation, Joseph P. Benaim, president, is the buyer of the Swannanoa Apartment House, a three story tenement, sold last April by Meister Builders through A. Straus, broker. The same buyers have also taken title to six story loft building, 75x100, at 45 to 50 Wooster street, purchased by Shaw, Rockwell & Sanford, who are the following stores: in 457 Central Park West to A. L. Kessler, in 2261 Seventh Avenue to H. Kessler, in 229 West 113th street to the Postal Telegraph Company, and in 1972 Second avenue to Louis Rosen and Sam Gorenhaber.

Peter Grim leased the store in 65 East Eleventh street to Weber, Mack & Seibel, Inc.; also subleased the second floor in 245 Fifth avenue to the Postoffice Company of Cleveland, Cushman Company was associated broker; the same brokers subleased furnished offices in 25 West Forty-third street to the Angel International Corporation.

James Shapiro & Co. leased the first floor, 114 and 112 East Fourteenth street to a Chinese restaurant for twenty-one years at an aggregate rental of approximately \$15,000.

Peter Grim leased to the Weyant Electric Supply Company store and basement in 63 Day street, also to C. R. Smith, lot in 59 and 61 Warren street.

RESIDENTIAL LEASES.

Douglas L. Eklund & Co. leased a large apartment in 525 Park avenue, corner Sixty-first street, to C. M. Haskell, formerly Governor of Oklahoma; also an apartment in 50 West Fifty-ninth street, to Mrs. J. M. MacIntyre.

Paul M. Merrill Company leased a studio apartment in 140 West Fifty-fifth street to Hazel Wolford; in 61 West Fifty-second street to Arthur B. Stedman; in 130 West 110th street to Robert W. Smith.

Peter Grim leased an apartment in 70 East Seventy-seventh street to Mrs. J. W. Stedman; in 100 West 110th street to Mrs. M. W. Taylor, who was associated broker.

BROOKLYN FLATS AND DWELLINGS IN DEMAND

Bulck Realty Corporation, Joseph P. Benaim, president, has purchased the two eight story apartment houses at 111 to 117 Montague street from Mendel-Presburger Corporation through Albert & Lefkowitz, brokers.

Martin Company sold for the Equitable Trust Company, representing Mary Le Goff of Paris, France, to United Chain Stores Company, Inc., the three story building at 324 Washington street, opposite the Brooklyn Building, and the three story building at 227 Tenth street, which the seller recently acquired from the heirs of William H. Tyler.

AND HER BUILDING FOR CENTRAL ZONE

Joseph Zubov Leases Site on Madison Ave. Corner for \$5,000,000 Project.

Joseph Zubov, who recently bought the Martin-Rockwell Building in the Grand Central Terminal zone and quickly resold it to August Hecksher, has acquired a sixty-three year lease of the former Schmidt property, at 343 and 345 Madison avenue, from the Acker, Merrill & Condit Company, and the abutting property of Charles A. Dardis, the florist, at 47 East Forty-fourth street. The lease has been commisioned Bloudford & Sugarman, architects, to prepare plans for a twelve story store and office building to cost \$500,000. The forty-fourth street parcel will be altered at a cost of \$30,000. The deal, including rents, taxes and improvements, it is said, will involve at least \$5,000,000. A. C. Mitchell was the broker.

The site forms an "L" around the northeast corner of Madison avenue and Forty-fourth street. The Schmidt property covers a plot 59x190, and the Dardis property occupies a plot lot 25x190. Mr. Zubov is now putting up an eight story structure at 13 East Forty-second street, and at 34 East Forty-third street, adjoining the former Manhattan Hotel, now leased by the National City Realty Corporation.

Plan New Midtown Office Building

A nine story office and store building, 24x39.2, is to be erected at 34 East Thirtieth street by the 34 East Thirtieth Street Corporation. G. F. Pellam, architect, estimates the cost at \$140,000.

Asks Lower Value on Race Track.

The Brooklyn Jockey Club has applied to Supreme Court Justice Callaghan, in Brooklyn, for a reduction of the assessment on its old Gravesend Race Track property from \$22,388 to \$2,688. The club sets forth that the high assessment was made to conform to street openings and sewer installations, which have not yet been provided by the city.

Negro Masons Will Build.

As a site for a \$200,000 Masonic Temple, the Prince Hall Grand Lodge, F. & A. M., David W. Parker, president, has purchased a plot at the corner of Seventh avenue and 144th street. It will be the first masonic temple belonging to negroes in this country and will start June 2. H. P. Knowles, architect, who drew the plans for the Masonic Temple on West Twenty-fourth street, is making the proposed structure.

MISCELLANEOUS LEASES.

Charles P. Noyes Company leased offices in 54 Pine street to the Columbia Commercial Corporation, Ltd., and Alexander D. Freedland, Inc., in 41 William street offices to Alexander B. Marvin, in 70 Wall street to Alexander Roman; for Robert E. Simon offices in 57 Nassau street to P. S. & Co., and for Franklin Pettit the basement store in 96 Fourth street to James Nelson, represented by Tankowsky, Smith & Co.

Albert B. Asforth, Inc., leased office space in the new Largest Leasing Madison avenue and Forty-second street, to the E. F. Hausman Company, Inc.; also a floor in 142 West Twenty-ninth street to Max Brickman, Inc.

Hell & Stern leased floors as follows: In 11 and 13 West Thirty-second street to Fanchon Dresser, Inc.; in 37 Union square to Arnold Stone & Co.; in 30 and 32 University place the store to Progressive Furniture Company; in 119 and 112 Fifth avenue a floor to Zeeman Bros.; in 323 West Fifty-third street, fourth floor to Good Will Cravens, Inc.; in 6 to 10 East Thirty-second street a portion of the eleventh floor to Edwin Kessler.

H. Friedman leased in 501 to 205 Seventh avenue, corner Twenty-seventh street, the fifteenth and nineteenth floors to Weinstein & Sorito and others at an aggregate rental of \$100,000.

J. B. English leased offices in the Roman Building to the Knickerbocker Hotel, photographers, and to Victor Wolfe store in 323 West Fifty-third street, purchased by Shaw, Rockwell & Sanford.

Shaw, Rockwell & Sanford leased the following stores: in 457 Central Park West to A. L. Kessler, in 2261 Seventh Avenue to H. Kessler, in 229 West 113th street to the Postal Telegraph Company, and in 1972 Second avenue to Louis Rosen and Sam Gorenhaber.

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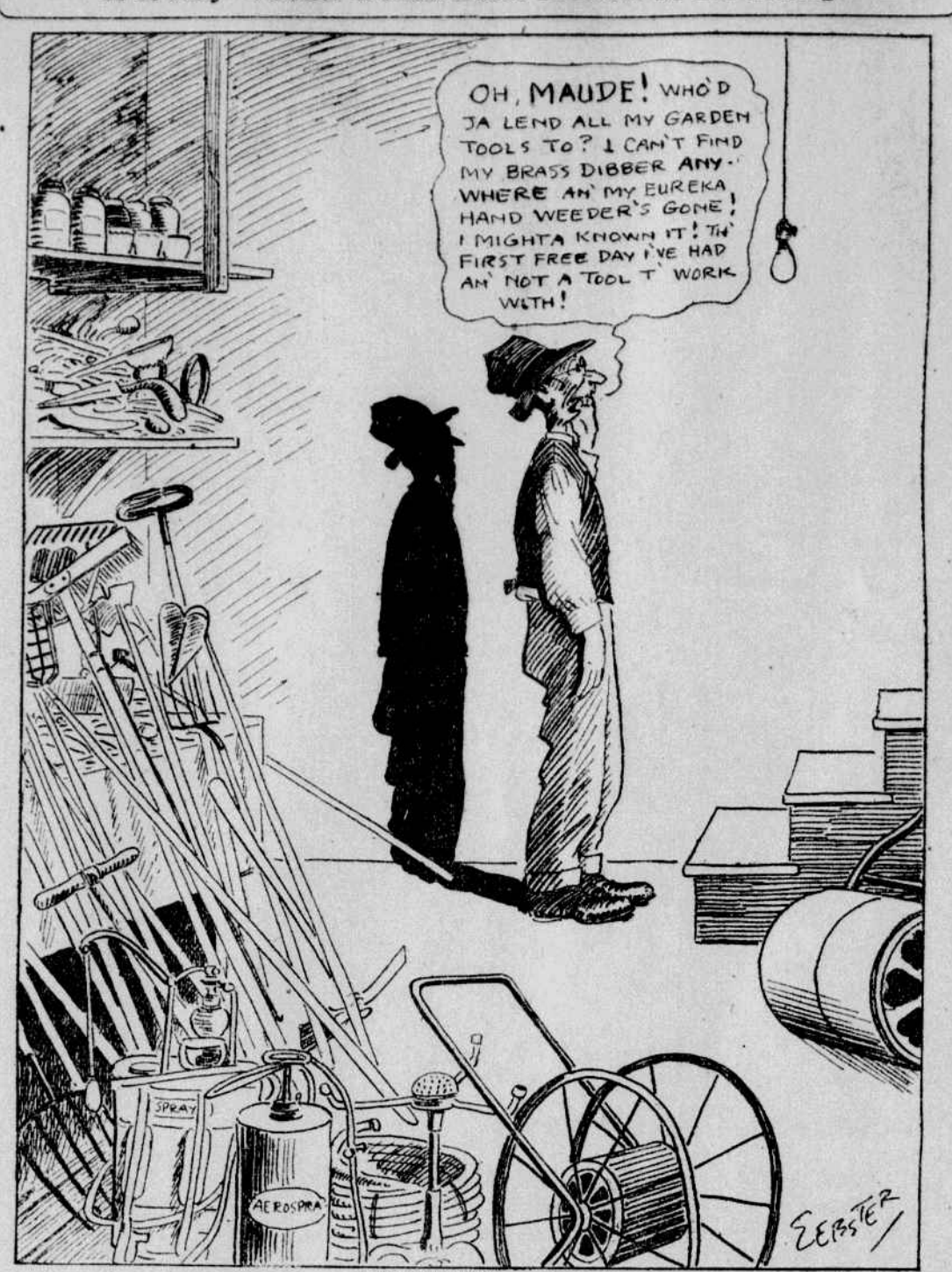
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Is It Any Wonder a Man Loses Interest in Gardening?



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STANDARD OIL LAWYER \$7,500,000 IN LOANS BY METROPOLITAN LIFE CO.

Gets The Crossways at Bedford Hills—Other Deals.

Julia Beverly Higgins has sold for Miss Eleanor Blodgett, her place, the Crossways, at Bedford Hills, N. Y., to Chester O. Swain, attorney for the Standard Oil Company, who will occupy it.

Pease & Elliman rented to John Markle for the summer, furnished, the estate of Mrs. William S. Burke from 11 Hill Crest, in Purchase, near White Plains, N. Y., containing 100 acres, with a large house, squash court, garage, tennis courts, etc. It is now the estate of Mrs. Markle, who is now on an apartment house in Memphis for thirty families, the entire housing proposition being for the accommodation of 602 families.

About three and a half million dollars were authorized on business buildings in a number of cities, the principal loan being in Boston. A loan of \$2,000,000 was authorized on farms, mostly in the West, and a few in the Southern States.

Investment parcels in city sell readily. Income properties in all sections of Manhattan, including loft buildings and East Side tenements, were sold by Bryan L. Kennedy at auction yesterday in the Vesey Street Exchange Salesroom. Two of the properties were disposed of at private sale. They were 11 and 13 West Thirty-second street, an eleven story loft building, 50x8, and 1511 Silver street, Bronx, a two and a half story dwelling, 50x100.

Mr. Kennedy, to close the estate of Bernard Courtney, sold 118 and 120 Seventh avenue and 202 and 206 Seventeenth street, northwest corner of the two thoroughfares, three and five story buildings, to Henry B. Claffin for \$62,000. The adjoining house, 207 West Seventeenth street, a three story tenement, 20x75, irregular, was sold to William McClenahan for \$14,750. For the same estate was sold the northwest corner of Seventh avenue and Sixteenth street, a four story building, 50x65, to Harry Newcomb for \$75,000. No. 407 West 107th street, a four and a half story dwelling, 18x100, was sold to William J. Whalen for \$42,000; 20 West Seventeenth street, a twelve story loft building, on a plot 32x92, to E. Leifner for \$21,000.

Mr. Kennedy sold in the suburbs 407 Union avenue, the southeast corner of East Fifth street, Mount Vernon, N. Y., a two and a half story, four and a half story dwelling, 18x100, was sold to William J. Whalen for \$42,000; 20 West Seventeenth street, a twelve story loft building, on a plot 32x92, to E. Leifner for \$21,000.

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to U. S. S. Minnesota; Commander N. H. From to U. S. S. Villalobos; Lieut. Greille R. Goss, M. C., to duty Naval Hospital, Place Island; Lieut. G. G. Hart, to destroyer force, Atlantic Fleet; Lieut. H. H. Heister, to U. S. S. Minnesota; Lieut. Commander C. J. Holliman, M. C., to U. S. S. Eagle; Lieut. Commander H. L. Riddick, to U. S. S. Tennessee; Lieut. R. M. Huggard, to U. S. S. Nevada; Capt. C. K. Kinsinger, M. C., to command Naval Hospital, Puget Sound; Commander F. N. Kottus, M. C., to charge ship quarters, Marine Barracks, Quantico, Va.; Lieut. J. B. Logan, to U. S. S. Asheville; Capt. E. McCauley, to assistant to Commandant, Twelfth Naval District; Lieut. G. W. Meloy, to U. S. S. Michigan; Lieut. Commander Ashton E. Neely, to U. S. S. Sawyer; Commander F. D. Pryor, to U. S. S. Delaware; Capt. F. E. Ruppel, to aide to Commandant and Captain of Navy Yard, Boston; Lieut. H. S. San Francisco; Lieut. Z. A. Sherrin, to U. S. S. Idaho; Lieut. Clarence N. Smith, to U. S. S. Mississippi; Lieut. Emory Smith, to U. S. S. Henderson; Lieut. Commander H. L. Smith, to connection fitting out U. S. S. Omaha; Capt. W. L. Standley, to connection fitting out U. S. S. Wright; Lieut. Commander H. M. Stenhouse, M. C., to duty Naval Hospital, League Islands; Lieut. G. T. Swamy, Jr., to command U. S. S. Bruc; Lieut. J. A. Terhune, to U. S. S. Torrance; Lieut. A. G. Timney, to duty Marine Expeditionary Force, Hawaii; Lieut. Commander M. S. Thiele, to duty Naval Academy; Commander D. A. Weaver, to command U. S. S. Dolphin; Commander U. H. Webb, M. C., to duty Naval Hospital, New Island; Lieut. C. W. Wheeler, to U. S. S. Minnesota; Lieut. Commander Z. M. Williams, to U. S. S. Pennsylvania; as First Lieutenant; Lieut. B. A. Wime, to U. S. S. Fish Hawk; Lieut. J. W. Wood, to Sperry Gyroscope Company and Ford Instrument Company, Brooklyn; Lieut. E. A. Zehner, to U. S. S. Buffalo; Lieut. James Donaldson, to U. S. S. Bullard; Lieut. F. J. Thomas, to U. S. S. Walker; Lieut. Female Officers to U. S. S. Ancon; Lieut. W. W. Munsell, to U. S. S. North Dakota.

92, SHOT SELF, MAY RECOVER.
ATLANTIC CITY, May 18.—William Warnock, the ninety-two-year-old headliner who shot himself in the head yesterday, was still alive to-night, and it was said at the Washington Hospital that he has a chance of recovering. The bullet was extracted this afternoon, and for a while Warnock was conscious. Warnock had been regarded as eccentric, keeping closely to his apartments, although apparently in good health.

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Greenpoint Ave., Diagonal St., Rawson St., Lowery St., and adjoining Aves. immediately adjacent to the Rawson, Lowery and Bliss Stations of the Dual Subway System Interborough and B. R. T. "Broadway" Subway and 2nd Ave. "L"

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BARRY, WAINWRIGHT, THACHER & SYMMERS, Esqs. 59 Wall Street, Attorneys for Kennedy Estate

WHITE & CASE, Esqs., 14 Wall Street, Attorneys for Brenton H. Collins

70% may remain on mortgage Send for Bookmap

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Take any subway to Grand Central Station, transfer to Queensboro Subway (Corona Line) to Bliss Street Station, where my representative will meet you; or B. R. T. Broadway Subway to Queensboro Bridge Plaza and change to Interboro (Corona Line) to Bliss Street Station, or take 2nd Ave. "L" via 57th St. and 2nd Ave. to Bliss Street Station (Corona Line) at property, where my representatives will meet you, or by motor from Queensboro Bridge, following right branch of Subway-Elevated Road to the Bliss Street Station in Queens Boulevard.

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Send name and address of any friends who may be interested.

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